



# 113010 2453 Drive Rural Foothills County Alberta

\$675,000

4.5 Acres with a "Magnificent panoramic mountain vista" ! So close to amenities and services in High River or Okotoks. It is closes to High River and groceries have been delivered to this acreage when required. A terrific location to quickly go to town for restaurants and school events. Entering the property from the municipal paved road, there are lovely spruce trees along the driveway. From the large front deck you can enjoy the unobstructive wonderful mountain range. Also from the living room and Master bedroom the mountain views are outstanding! Five bedrooms or as this Seller uses one for an office with 4 bedrooms. A spacious dining and large kitchen, has space to hold an island, a chef delight! The walkout is ready for your ideas of finishing. Two bedrooms are used in the lower level now and the laundry is as well. The rest of the lower walk out level is ready for your ideas; complete with a roughed in bathroom! The furnace was new in 2008, the hot water tank was new in 2015. New windows across the east side in the past couple of years. There Lots of space for horses & horse barn and/or build your large shop here too. Septic and well were place in 2008, well is reports to have pumped during the test at 13 gpm and reported as 8 gpm. Perimeter fencing and lots of trees have been planted and looks great! The neighbourhood is terrific, an area of nice people in Alder Heights. The Alder Heights community is a good organization that gets everyone together yearly for a picnic and you can join in for the fun any time at the Community reserve down 466 Ave East! At the reserve there are things to do riding your horse, a picnic building and play area. The Community Secretary is wonderful sending notices by email if there is a pet lost, someone has something to sell or lend and up coming events! Just like a neighbourhood watch! A cozy home, a wonderful place to rais...

Bedroom 3.00 M x 3.40 M

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4pc Bathroom Measurements not available

Bedroom 3.40 M x 3.10 M

Kitchen 3.60 M x 3.40 M

Living room 4.60 M x 3.90 M

Dining room 3.30 M x 3.30 M

Office 3.00 M x 3.10 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Primary Bedroom 3.40 M x 3.10 M